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Superb country estate, with gîte and guest rooms

Tarn , Occitanie



€795,000

inc. of agency fees

8 Beds 5 Baths 463 sqm 2.3 ha

Located between Gaillac and Rabastens, this sumptuous late 18th-century residence stretches across 2.3 hectares of wooded grounds. Accessed via a majestic...

At a Glance

Reference MFH-EAT11599

Bed 8

Land 2.3 ha

Near to Toulouse

Bath 5

Pool Yes

Price €795,000

Hab.Space 463 sqm

Land Tax N/A

Property Description

Located between Gaillac and Rabastens, this sumptuous late 18th-century residence stretches across 2.3 hectares of wooded grounds. Accessed via a majestic oak avenue, it offers an exceptional natural setting, enhanced by a centuries-old olive tree, acacias, lime trees, ash trees, and a stream spanned by a small stone bridge. This place, conducive to serenity, promises a unique environment. The estate offers over 650sqm, including 463sqm of living space. The main house reveals approximately 260sqm of living space. From the entrance, authenticity and conviviality are palpable. To the left, the living areas include a vast living room with a fireplace, a dining room, a kitchen, and a bright veranda. All for a surface area of approximately 90sqm. This space extends naturally onto a terrace overlooking the pool area. To the right of the entrance this time, three beautiful adjoining rooms, totaling 82 sqm, are currently converted into an office, dining room, and reading room, leaving room for other uses as needed. The upper floor is divided into two distinct spaces. The private part offers three bedrooms, a bathroom, and a toilet. The second part, dedicated to reception, houses two magnificent suites of 38 and 46 sqm. The building also includes an independent 85 sqm gîte with an open kitchen, a bedroom, a bathroom, and a mezzanine dormitory area, completed by a private terrace, not overlooked, with a breathtaking view of the Gaillac hillsides. A third 38 sqm suite, independent and on one level with a terrace, completes this ensemble. Outside, the park, free from any neighbors, seduces with its amenities. The swimming pool, with its 90 sqm wooden terrace and Moroccan lounge, invites relaxation. Bordered by mulberry trees, plane trees, and olive trees, this space has been converted into a little corner of paradise. Here, several rooms currently house the pool area, a bathroom with toilet, and a room that can be used as a summer kitchen. The building also has 200sqm of usable raw rooms, to expand the living space if necessary. A former wine storehouse of approximately 65sqm on one level, for example, the same surface area upstairs, but also a scullery of 36sqm as well as small cellars, a workshop, and a garage. This magnificent rural property combines elegance, space, and character, ideally located to combine peaceful living with proximity to Toulouse (35 min) and Albi (20 min). 11x5 chlorine swimming pool Electric heating / fireplace / pellet stoves in the suites and the gîte Access A68: 5 min Schools, shops, transport: 8 min Gaillac and Rabastens: 15 min Albi: 20 min Toulouse: 35 min ENERGY CLASS:

E / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between 3,160 euros and 4,330 euros Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type:	Countryside house
Bedrooms:	8
Bathrooms	5
Price	€795,000

Key Information

Internal Area:	463 sqm
Land Area:	2.3 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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S. and L. BROWN



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